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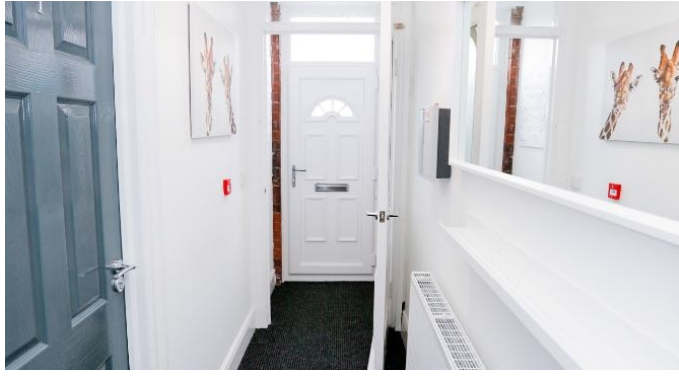
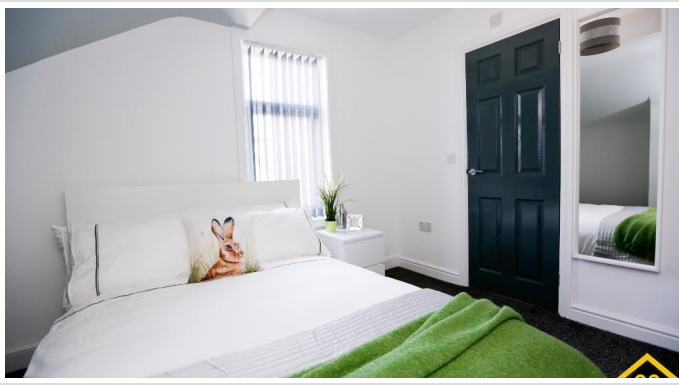
6 Bed End Of Terrace In Weaste Lane , Salford, M5 5JL

£425,000



Ref:13250





SHORT DESCRIPTION

Property Ref: 13250 Council Tax:B 6 Bed HMO (currently licensed for 6 people in Salfords Article 4 Area, with 6 En-suites and the opportunity to add a 7th En-Suite Room subject to planning. Living accommodation over 3 floors. Large Communal kitchen/diner a separate lounge and a basement. Great location, the nearest bus stop is just a 2-minute walk from the property. The Eccles line of the Metrolink Tram system has several stops close by, providing convenient access to other areas of Greater Manchester, including Manchester City Centre. The property is currently fully tenanted and is offered for sale requiring some TLC and a refresh to achieve even higher rents. The photos contained in this document are those taken for marketing purposes. The property is now fully tenanted as stated... .

6

Bed Room(s)

6

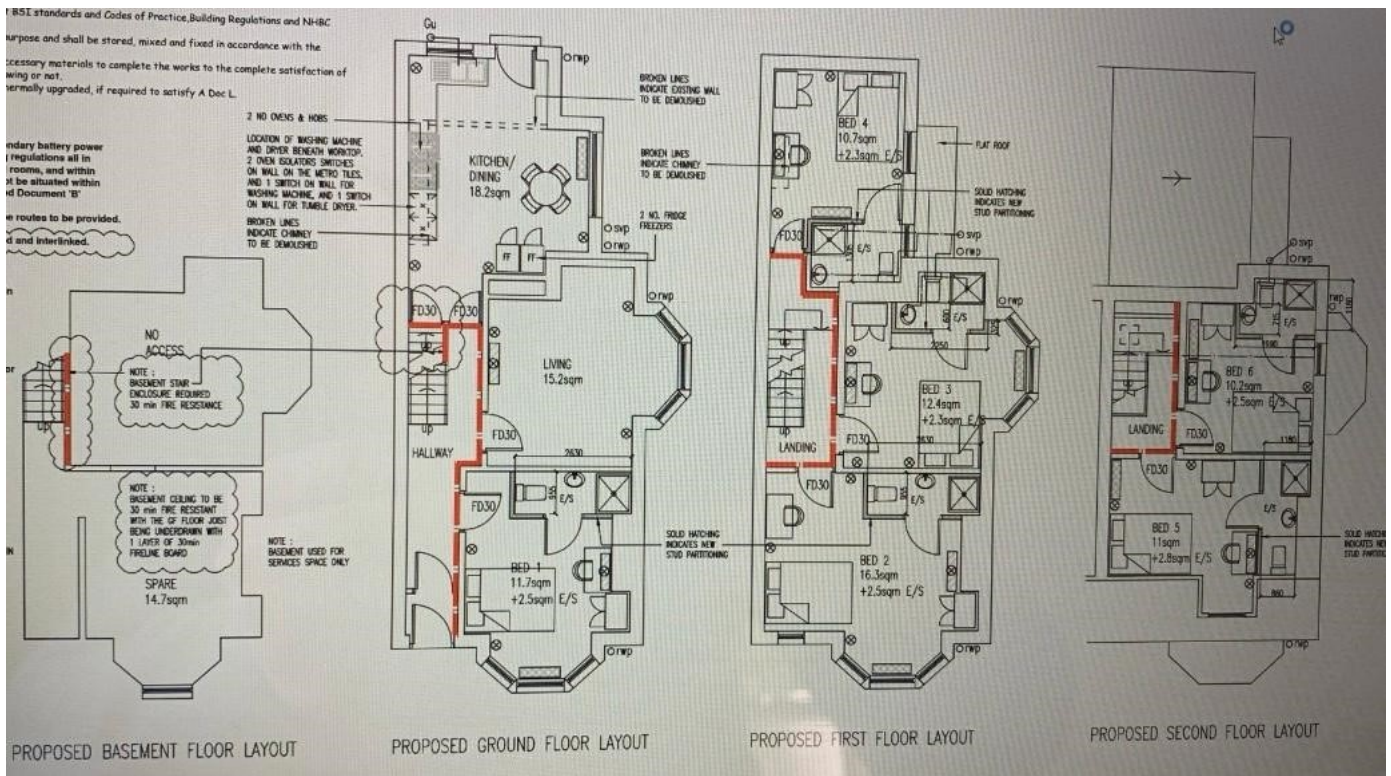
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

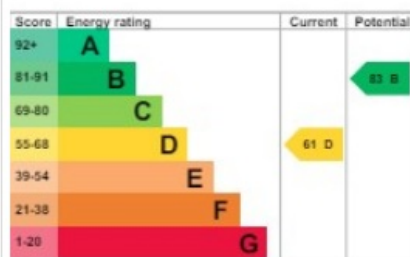
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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